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Title:

Press statement: New standards in residential accommodation and house design

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PRESS STATEMENT: 15/12/70,

FROM: THE PREMIER (MR. DUNSTAN)

"People in Adelaide are now ready to accept radically new standards in residential accommodation and house design," the Premier (Mr. Dunstan) said today.

Mr. Dunstan was opening St. Vincent Towers, the first high-rise home unit development to be offered for sale in Glenelg.

He said it was clear that people in Adelaide were not prepared to accept an endlessly sprawling city and that the limits of Adelaide's total urban sprawl had now been reached.

"I believe that there will continue to be housing development to the north and south of the main metropolitan area as it stands, but it will be within already observable limits."

"Together with the consolidation of development in outer metropolitan areas there will be an ever increasing demand for a variety of forms of higher density urban housing."

"There will not only be ground-level and walk-up home units, but also high-rise developments such as St. Vincents Towers."

"The change in housing standards is clearly observable to anyone who travels through inner city areas where in the last decade there has been a spectacular increase in the number of home units and walk-up apartments."

"Some of these are excellent, others are very badly designed, and so far there has been no attempt by any developer for an overall, integrated modern inner-city housing development."

"In this sense we have not in Adelaide, or generally in Australia, taken advantage of all the knowledge, example and know how available."

"Overseas it is possible to see urban housing developments of excellent design that provides people not only with privacy, but also a full range of excellent community services."

"This kind of development will come."

"There is a very large section of the community that wants it, but until recently people have been given only one choice, the suburban house."

"Within another 10 years it can now be predicted that throughout

the inner metropolitan area there will be a rapid proliferation of high and medium rise apartments."

"I think we will also see the re-introduction of modern terrace-housing and other related concepts."

"The 19th century terrace house provides high-density, privacy and comfort.

"Modern versions could do the same, and make many inner city areas live again."

"But new housing concepts will require from State and Local Government an increasingly sophisticated approach to town, transport, and services planning, as well as to architectural quality in general."

"It is clear that the two areas that most immediately will receive benefit of higher density living will be the City of Adelaide and Glenelg, the former because it is the central city area and can provide many of the inner-city services that many people demand and the latter because, as Adelaide's leading beach resort, Glenelg provides an environment that is both attractive and comfortable, as well as one which can also develop in urbanity and social variety."

"St. Vincent Towers is an example of the kind of development that could occur right along the Adelaide sea-front to the great advantage of both the sea-side areas themselves and to visitors."

"This is because with well-designed and maintained high-density living a full range of services have to be supplied, and they are not only schools and shops, but also restaurants and cafes and recreation areas."

"The development of high densities in Glenelg for instance is because of this also a tourist asset."

"The axiom is 'tourists go where people live'."

"Tourism does not want to be bound to city or suburban areas where, after 6.00 pm there are empty streets and parking lots and an aspect of urban despair".